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Dated: May 23, 2011

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

11-10277

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Ronald Ross Wilson
Debtor.

Wells Fargo Bank, N.A.
Movant,

vs.

Ronald Ross Wilson, Debtor, Lothar Goernitz,
Trustee.

Respondents.

No. 2:11-BK-10568-GBN

Chapter 7

ORDER

(Related to Docket #11)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated July 25, 2005 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Ronald Ross
4 Wilson has an interest in, further described as:

5 LOT 57, OF CONTINENTAL AT KINGSWOOD, ACCORDING TO THE PLAT OF RECORD
6 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
7 RECORDED IN BOOK 429 OF MAPS, PAGE 46.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtor if Debtor's personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.
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